

REPORT / RECOMMENDATION



To: Park Board

Agenda Item #: VII.F.

From: Ann Kattreh
Parks & Recreation Director

Action ☐

Discussion ☒

Date: October 6, 2014

Information ☒

Subject: Grandview Update

Action Requested:

Information and discussion only

Information / Background:

Grandview Update

On Tuesday, September 16, 2014 the Edina City Council met to discuss the proposals and presentations submitted by development teams interested in partnering with the city to redevelop the former Public Works site at 5146 Eden Ave. From the 10 responses received, the City Council heard presentations from four selected finalists: Doran Companies, Frauenshuh Commercial Real Estate Group, Greco, LLC and Kraus-Anderson Realty.

At the conclusion of the City Council conversation, a majority agreed to name Frauenshuh Commercial Real Estate Group as the preferred team. The City Council believes that Frauenshuh possesses the expertise, creativity and tenacity to create a successful public/private development that will serve as a catalyst for future redevelopment in the Grandview District.

The naming of a potential development partner is the beginning of a multi-stage process that should ultimately result in the construction of buildings that will serve both public and private purposes.

The partnership agreement is anticipated to consist of several distinct stages, including:

- Stage 1, Alternative Development. The partners will research and explore various options for the site. The partners will produce at least two potential alternatives for re-use of the site. This stage will involve significant input from residents, businesses and community groups with a potential interest in the site
- Stage 2, Public Evaluation. Re-use alternatives will be made available for an additional round of public evaluation and feedback
- Stage 3, Scenario Selection. The City Council will determine which scenario, if any, is in the best interest of the community. Selection of the preferred scenario is anticipated in mid-2015

"This multi-stage process will give city leaders a sound idea of the realistic potential of the site and better understand what could feasibly be developed there," said the City's Economic Development Manager Bill Neuendorf. "After the alternatives are explored and evaluated by the public, the city should have a re-use concept for the site that meets the need of the community." Only after a final scenario is selected will the

city and the development partner enter into a binding redevelopment agreement to execute the preferred scenario.

“In this exploratory phase, we’ll use Frauenshuh’s expertise in real estate development coupled with the community’s keen understanding of future needs to identify the best combination of public and private uses for the site,” Neuendorf said. “Based on this knowledge, the city can make an informed decision on how to move forward to turn this vacant property into a productive parcel that adds to the spirit of the Grandview District.” At this time, there are no plans or timelines for construction.

In the weeks ahead, city staff will work with representatives from this development team to prepare a Term Sheet that identifies the responsibilities and expectations of both partners. In late 2014 and early 2015, the process of determining the best possible uses and designs of the site will be fully explored. A final design is anticipated to be approved by the city in summer 2015.

Additional information about the extensive community engagement process will be posted on the city website in the weeks ahead.